

3Q 2011

Quarterly Report

花样年控股集团有限公司

Fantasia Holdings Group Co., Limited

(Established under the laws of the Cayman Islands with limited liability)

Stock Code: 1777 HK

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Fantasia Holdings Group Co., Limited (“Fantasia Holdings”) is a leading property developer and property related service provider in China. Our target customers are affluent middle- to upper-class individuals and families and high-growth small- to medium-sized enterprises. Fantasia Holdings focuses its real estate activities in four fastest-growing economic regions in China, namely the Chengdu-Chongqing Economic Zone, the Pearl River Delta Region, the Yangtze River Delta Region and the Beijing-Tianjin Metropolitan Region. We primarily focus on the development of two key product lines, urban complex and boutique upscale residences.

Quarterly Highlights

- ▶ As at 30 September 2011, the cumulated contract sales was RMB5.48 billion and cumulated contract sales area was 567,889 sqm, representing a YoY increase of 139% and 182% respectively. The cumulated contract sales has already reached 91% of the full year contract sales target of RMB6 billion in 2011.
- ▶ As at 30 September 2011, Fantasia's planned gross floor area of total land bank amounted to 13.70 million sqm, and the planned gross floor area of attributable land bank amounted to 13.67 million sqm. Among the former, the planned gross floor area of land bank with land use right titles and that under framework agreement were 8.74 million sqm and 4.96 million sqm respectively.
- ▶ During the third quarter, Wuxi Love Forever phase 2 (GFA: 223,867 sqm) and Huizhou Fantasia Special Town phase 2 (GFA: 180,642 sqm) have obtained construction permits. Those projects are reclassified to projects under development.
- ▶ In September 2011, Dongguan Mont Conquerant phase 2 has obtained completion and acceptance certificate (GFA: 122,983 sqm).

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Information about Property Development

Projects Completed & under Sales (As at 30 September 2011)

| Project Number | Name of Project | Total GFA | Total Saleable Areas | Areas Held for Sale | | Unit: sqm |
|----------------|-----------------------------------------------|------------------|----------------------|---------------------|------------------|-----------------------|
| | | | | To be Contracted | Contracted | Areas Held by Company |
| Shenzhen | 1 Future Plaza | 74,348 | 60,590 | 0 | 59,079 | 1,511 |
| | 2 Meinian International Complex(MIC) | 87,638 | 73,420 | 4,372 | 32,124 | 36,924 |
| | 3 MIC Hotel | 12,571 | 12,571 | 0 | 0 | 12,571 |
| | 4 Love Forever | 131,396 | 100,251 | 335 | 91,343 | 8,573 |
| Dongguan | 1 Mont Conquerant phase 2 | 122,983 | 94,137 | 40,958 | 51,178 | 2,001 |
| Tianjin | 1 Hailrun Plaza phase 1 | 48,052 | 26,945 | 92 | 26,853 | 0 |
| Chengdu | 1 Love Forever | 354,967 | 331,526 | 19,037 | 304,209 | 8,280 |
| | 2 Fantasia Town phase 1 | 109,892 | 105,962 | 24,495 | 81,467 | 0 |
| | 3 Hailrun Plaza | 132,218 | 114,787 | 4,884 | 89,572 | 20,331 |
| | 4 Grand Valley phase 1.1, 1.2&2.1 | 201,107 | 200,012 | 69,619 | 128,442 | 6,951 |
| | 5 Mont Conquerant phase 1 | 51,135 | 51,135 | 28,006 | 23,129 | 0 |
| | 6 Meinian International Plaza (phase 1.1-1.2) | 226,301 | 193,532 | 32,535 | 160,997 | 0 |
| Yixing | 1 Town on the Water | 40,798 | 40,240 | 10,736 | 22,409 | 7,095 |
| Guilin | 1 Zhongding Project | 11,483 | 11,483 | 0 | 0 | 11,483 |
| Total | | 1,604,889 | 1,416,591 | 230,069 | 1,070,802 | 115,720 |

Note 1: Projects completed and under sales refer to the projects which have obtained completion acceptance reports as at 30 September 2011;

Note 2: Contracted areas refer to total areas with sales contracts;

Note 3: Areas to be contracted refer to the saleable areas not contracted yet.

Projects under Development (As at 30 September 2011)

| Project Number | Name of Project | Unit:sqm | | |
|----------------|---------------------------------------|------------------|----------------------|---------------------|
| | | Total GFA | Total Saleable Areas | Contract Sales Area |
| Shenzhen 1 | Funian Plaza | 61,219 | 47,213 | 0 |
| Huizhou 1 | Fantasia Special Town phase 1&2 | 253,060 | 251,224 | 94,118 |
| Dongguan 2 | Wonderland phase 1&2 | 160,139 | 112,647 | 38,628 |
| Guilin 1 | Fantasia Town phase 1 | 440,931 | 330,646 | 41,034 |
| 1 | Future Plaza | 243,839 | 235,246 | 53,674 |
| 2 | Mont Conquerant phase 2 section 1 | 12,699 | 8,673 | 0 |
| Chengdu 3 | Fantasia Town phase 2&3 | 295,172 | 263,495 | 175,029 |
| 4 | Meinian International Plaza phase 1.3 | 198,160 | 178,532 | 103,664 |
| 5 | Funian Plaza | 180,168 | 172,031 | 25,979 |
| Dali 1 | Human Art Wisdom | 77,301 | 64,488 | 3,693 |
| Tianjin 1 | Hailrun Plaza phase 2 | 83,289 | 66,514 | 50,477 |
| 2 | Future Plaza | 55,080 | 45,849 | 10,429 |
| Suzhou 1 | Lago Paradise Land Plot No.6 | 91,799 | 54,440 | 24,675 |
| Wuxi 1 | Love Forever phase 1&2 | 318,660 | 242,050 | 16,897 |
| Total | | 2,471,516 | 2,073,048 | 638,297 |

Note 1: Contract sales area refers to total areas with sales contracts.

Tianjin Hailrun Plaza



Projects to be Developed (As at 30 September 2011)

| Project Number | Name of Project | Location | Use of land | Company's Equity Interest | Total GFA | Unit:sqm |
|-----------------------------|------------------------------------------------|------------------------|---------------------------------------|---------------------------|------------------|--------------------------------------|
| | | | | | | Average Cost of Floor Area (RMB/sqm) |
| Huizhou 1 2 | Love Forever | Huangyuchong, Daya Bay | Residential and commercial | 100% | 168,545 | 312 |
| | Fantasia Special Town (remaining phases) | Huinan road | Residential and commercial | 100% | 332,940 | 423 |
| Subtotal | | | | | 501,485 | |
| Dongguan 1 | Wonderland (remaining phases) | Huangjiang Town | Residential and commercial | 100% | 173,261 | 923 |
| Subtotal | | | | | 173,261 | |
| Guilin 1 | Gaohua Project (remaining phases) | Lingui New District | Residential and commercial | 100% | 1,790,805 | 393 |
| Subtotal | | | | | 1,790,805 | |
| Chengdu 1 2 3 4 | Meinian International Plaza (remaining phases) | New and Hi-tech zone | Commercial, residential and education | 100% | 449,845 | 669 |
| | Mont Conquerant (remaining phases) | Xinjin County | Residential and commercial | 100% | 283,685 | 823 |
| | Fantasia Town (remaining phases) | Wenjiang District | Residential and commercial | 100% | 188,590 | 81 |
| | Grand Valley (remaining phases) | Pujiang County | Residential and commercial | 100% | 1,556,986 | 281 |
| Subtotal | | | | | 2,479,106 | |
| Tianjin 1 2 | Yingcheng Lake Project | Hangu District | Residential, commercial and tourism | 100% | 168,339 | 766 |
| | Wuqing Project | Wuqing District | Residential | 100% | 542,319 | 1,183 |
| Subtotal | | | | | 710,658 | |

Projects to be Developed(As at 30 September 2011)

| Project Number | Name of projects | Location | Use of land | Company's Equity Interest | Total GFA | Unit: sqm |
|----------------|----------------------------------|--------------------------------------|-----------------------------------|---------------------------|-----------|---------------------------------------|
| | | | | | | Average Cost of Floor Area (RMB/ sqm) |
| Suzhou 1 | Lago Paradise (remaining phases) | Taihu National Tourism Vacation zone | Accommodation dining, residential | 100% | 441,322 | 1,522 |
| Subtotal | | | | | 441,322 | |
| 1 | Love Forever (remaining phases) | New District Zone | Residential and commercial | 100% | 19,420 | 1,523 |
| Wuxi 2 | Hailrun Complex | Binhu District | R&D, office and commercial | 100% | 83,128 | 842 |
| Subtotal | | | | | 102,548 | |
| Nanjing 1 | Yuhuatai Project | Yuhuatai District | Wholesale & retail land use | 100% | 66,497 | 4,337 |
| Subtotal | | | | | 66,497 | |
| Total | | | | | 6,265,682 | |

Yixing Town on the Water



Projects under Framework Agreements (As at 30 September 2011)

| | | | | | | Unit: sqm |
|--------------|---------------------|--------------------------------------|----------------------------------------------|--------------------------|-------------------|----------------------------------------------------------------------------------|
| | Name of Project | Location | Positioning | Expected Equity Interest | Total Planned GFA | Status |
| Chengdu | Pixian project | Pixian county | Urban complex/ Boutique upscale residence | 100% | 3,917,332 | Land consolidation phase 1 and Pi Hua Road's construction were almost completed. |
| Dali | Yunnan project | Near the Butterfly Spring, Dali | Boutique upscale residence | 100% | 996,531 | Project planning proposal was submitted for government approval. |
| Suzhou | Taihu hotel project | Taihu National Tourism Vacation Zone | Hotel | 100% | 49,246 | Construction permit obtained |
| Total | | | | | 4,963,109 | |

Disclaimer

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